

**THE MINUTES OF THE
WARRANT COMMITTEE MEETING
(PRIOR TO STM – CHENERY MS)
NOVEMBER 17, 2003**

Members absent: L McCormick, D. Hobbs

Also present: Town Administrator Kleckner, Assistant Town Administrator Joyce Munro, Town Accountant Barbara Hagg, Selectman Mahoney, Selectman Solomon; Town Treasurer Susan Freiner, Joseph Barrell, Peter Castanino, Tim Higgins, Jenny Fallon, and School Director of Finance and Administration Dr. Gerry Missal

Chairman Widmer called the meeting to order at 6:35 PM.

Review of Special Town Meeting Articles

Jenny Fallon was present to discuss the Special Article for \$90,000 for High School design services. Member Brusch stated that she is in favor. Joseph Barrell, a member of the CBC would like the timing to be closer to the master plan. Ms. Fallon explained that they are not looking for final design, only interim steps that could be used going forward. There are 250,000 square feet of space at the HS and the % of reimbursement from the state for renovation is unknown but may be favorable in the current climate. BOS voted unanimously in favor, WC voted unanimously in favor.

- Articles 5&6 pertain to Brighton Street. Roger Colton, Fritz Hostrop & Kathy Baxter were on hand representing the Belmont Housing Trust. The title for this property would go directly to the Habitat for Humanity. Liability is joint and several for contamination meaning every owner over the past 30 years is responsible. The gasoline contamination is absent MTEP which means that this is an old release. The town is not the source of the gasoline leak, the town can identify that they were not the one to cause contamination. Town purchased the land in 1859. All three groundwater samplings showed gasoline but not in soil so these migrated onto the site. DEP has been notified. Sale would not increase the Town's liability. Mr. Hostrop suggested filing a down gradient property status with the state so that the state knows source is up gradient and the town's obligation ends. Risk mediation (prudent development) to mitigate vapors would mean French drains for air, no basement and this makes the home safe. Member Stratford asked whether the contamination decreases the value of the property, yes; there is a definite impact on value. Down gradient report is not obligatory unless Habitat agreement calls for this. There is not much room on the site for another source of contamination. Indemnification with sale would affect the value of the land. Member Curtis asked why we were looking at the value of remediation since it doesn't interfere with the use. Kathy Baxter stated that it would take three to six months to file a down gradient property status. Mr. Colton was asked if Habitat for Humanity would pay for the clean up, and he responded yes.

Peter Castanino was on hand to discuss the B street trade which resulted in a net loss of 3,000 sq feet. Mr. Castanino feels that he can work with this loss of 3,000 square feet especially with the consolidation of buildings closer to the RR tracks or to the BMLD facility.

Treasurer Freiner presented the following figures on \$850,000 borrowing. \$1M over five years or \$141 per household, \$1.15M over 10 years or \$150 per household, \$1.25 over 20 years or \$243 per household. These costs per household are total costs over the term of the loan.

Member Stratford stated that the opportunity cost of \$850,000 would be an \$11,000 of decreased tax revenues and a \$400,000 gain from HOME funds.

This vote would transfer control of the properties to the Board of Selectmen and they would make the ultimate decision of whether or not to sell if the \$ for the fire stations does not go through.

Article 5&6 (9 in favor, 5 opposed), motion passes

In Favor – Brusch, Heigham, Oates, Schaffer, Stratford, Curtis, White, Widmer & Brownsberger

Opposed – Hofmann, Callanan, Kobus, Tillotson, Flewelling

Abstain – 0

Articles 7&8 (8 in favor, 6 opposed), motion passes

In Favor = Widmer, Brownsberger, Curtis, Stratford, Schaffer, Callanan, Heigham, & Flewelling

Opposed – White, Kobus, Oates, Hofmann, Tillotson, Brusch

Abstain - 0

Member Heigham made a motion, and it voted unanimously to adjourn the meeting at 7:20 PM.

Respectfully submitted,

Barbara E. Hagg

Town Accountant